



September 3, 2014

**Karen Dial**  
H.B. Drollinger Co.  
President

**John Ruhlen**  
Ruhlen & Associates  
Secretary

**Miki Payne**  
H.B. Drollinger Co.  
Treasurer

**William F. Allen**  
HFH Ltd.

**Jack Davis**  
Coldwell Banker Realtors

**Sander de Wildt**  
CBRE

**Heather Lemmon**  
Westbluff Realty  
and Property Management

**Donald R. Duckworth**  
Executive Director

Honorable Paul Krekorian  
Councilmember District #2  
200 North Spring Street  
Room 435  
Los Angeles, Ca 90012

Re: Proposed Citywide Sidewalk Repair Program

Honorable City Council Members:

After discussing the proposed Citywide Sidewalk Repair Program proposed by Councilmember Krekorian and others, the Westchester Town Center BID Board believes that the proposed program is commendable but leaves a great partnership resource that the City has at its disposal un-tapped. The Board believes that a number of the City's business improvement districts, non-profit streetscape improvement associations, homeowners associations, private property owners, and others would undertake sidewalk repairs at their sole cost if City policy were to protect their efforts from liability. Essentially such a policy would generate non-City dollars to the citywide repair task and NOT cost the City anything. Over time, the budgetary impact of such a policy change could be quite significant. Entities undertaking "City permitted, inspected, and accepted sidewalk repairs" should be held harmless from liability for those repairs, which should not require any City fee or other cost.

Regarding past Westchester projects, a "50/50 shared cost sidewalk program" would have cost private entities, such as those named above, more than their cost of hiring a competent, local, private sector contractor at their sole cost. The same is probably true for most homeowners throughout the City. Will homeowners feel badly if they discover that fact after the City announces a "50/50 shared cost program" that costs them more than their cost of doing the work themselves?

The Westchester Town Center BID believes that the proposed Citywide Sidewalk Repair Program should be amended to include a new policy of holding those undertaking sidewalk repair projects harmless if those projects are permitted, inspected, and accepted by the City. Permits and inspections for these projects should be at "no cost."

Honorable Paul Krekorian  
Re: Proposed Sidewalk Repair Program  
Page 2

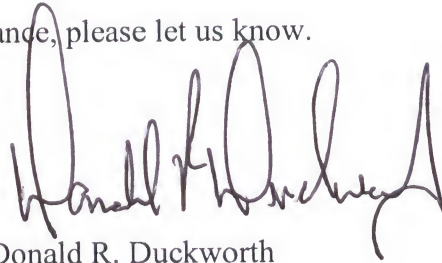
Additionally, the Westchester Town Center BID also believes that no new commercial property owner enforcement program should be implemented until such a revised proposed Citywide Sidewalk Repair Program has been adopted, implemented, and given an opportunity to succeed. Why should commercial property owners be treated differently than residential property owners with respect to sidewalk repairs? Is City policy better achieved through incentivized action than mandated top down enforcement?

As we may be of any additional assistance, please let us know.

Sincerely,



Karen Dial  
President



Donald R. Duckworth  
Executive Director